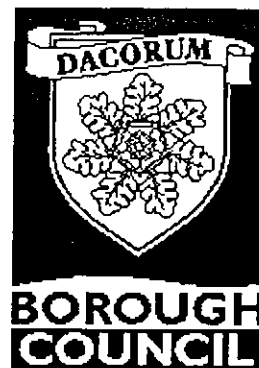


Dacorum Borough Council Planning Department

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH



D CLARKE
47 GRAVEL LANE
HEMEL HEMPSTEAD
HERTS
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MRS J STUPPLES
BERKHAMSTED LODGE
ASHRIDGE PARK
NR. LITTLE GADDESSEN
HERTS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/00274/00/FUL

REAR OF 9, KINGSDALE ROAD, BERKHAMSTED, HERTS
DETACHED DWELLING AND GARAGE

Your application for full planning permission dated 14 February 2000 and received on 15 February 2000 has been **GRANTED**, subject to any conditions set out overleaf.

David Noble

Development Control Manager

Date of Decision: 09 November 2000

CONDITIONS APPLICABLE TO APPLICATION: 4/00274/00/FUL

Date of Decision: 09 November 2000

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development.

3. No development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, means of enclosure and hard surfacing materials.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

5. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes, in the opinion of the local planning authority, seriously damaged or defective), another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

6. No development shall take place until a scheme for tree protection for the trees to be retained shall have been submitted to and approved by the local planning authority. The approved scheme shall be implemented prior to any development taking place on site.

Reason: In order to ensure that damage does not occur to the trees during building operations.

7. No materials, plant, soil or spoil shall be stored within the protected areas shown on the scheme of tree protection approved in accordance with Condition 6 above.

Reason: In order to ensure that damage does not occur to the trees during building operations.

8. No development shall take place until details of the proposed slab levels of the dwelling and garage in relation to the existing and proposed levels of the site and the surrounding land shall have been submitted to and approved in writing by the local planning authority. The dwelling and garage shall be constructed with the approved slab levels.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development.

9. The windows at first floor level in the south-east elevation of the extension hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

NOTE:

The following policies of the development plan are relevant to this decision:

Hertfordshire Structure Plan Review 1991 - 2011

Policies 27, 47, 48, 49, 57 and 60

Dacorum Borough Local Plan

Part 3 General Proposals

Policies 1, 7, 8, 9, 13, 15, 49, 54, 94, 95 and 101

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 7

Dacorum Borough Local Plan 1991 - 2011 Deposit Draft

Part 3 General Proposals

Policies 1, 7, 8, 9, 10, 11, 15, 17, 18, 19, 22, 52, 59, 100, 101 and 107

Part 4 Area Proposals

Development in Residential Areas - Character Area BCA12 Shootersway

Part 5 Environmental Guidelines

Sections 1, 2, 3, 6 and 7